

# SUPERIOR HOMES

# ROYSTON & LUND



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& L

# 36 The Moor, and land to

| LE67 8GE

Guide Price £350,000

\* Sold with no upward chain\* PRICE GUIDE  
£350,000-£375,000

Royston and Lund are delighted to offer to the market this three bedroom semi-detached cottage in a stunning countryside location in the village of Coleorton. This is a fantastic opportunity for a buyer looking for a hands on project to create their dream home. With a large garden that is secluded and surrounded by mature trees and a blank canvas to create your own piece of Utopia.

The Cottage sits back from the road with a large front garden. When entering the cottage it gives you an idyllic feel. The property currently offers two reception rooms, a conservatory, a kitchen, utility and a downstairs WC. Upstairs there are three bedrooms and a bathroom.

The extensive gardens give a real feeling of being in a truly countryside location. Potential building plot to the rear subject to the relevant planning consents.

This is a rare opportunity to purchase a property such as this in a beautiful location. A viewing is highly recommended to appreciate the potential and the location.

\*A full legal pack is available to potential buyers\*





- PRICE GUIDE £350,000-£375,000  
Stunning Semi Detached Cottage in a Beautiful Village Location with Countryside Views
- Large Secluded Garden with Mature Trees
- Potential building plot to the rear subject to the relevant planning consents.
- Three Bedrooms
- Off Street Parking
- No Upward Chain
- In Need of Modernisation, Potential 5% VAT on renovation costs
- EPC Rating F
- Council Tax Band E
- Freehold











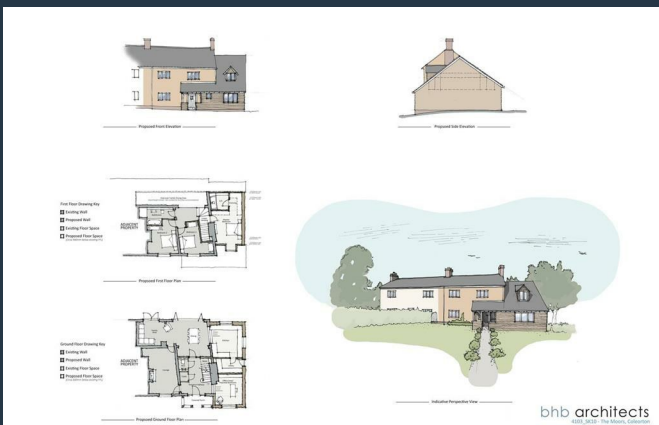
Situated in the village of Coleorton, just a 5 minute drive from the centre of Ashby. Surrounded by lovely countryside and has easy access to a wealth of amenities in the historic market town of Ashby de la Zouch including shops, restaurants, coffee shops, bars and supermarkets.

Coleorton is a village located in Leicestershire, England, known for its rich history, picturesque surroundings, and charming character. This quaint village is situated in the heart of the National Forest, offering residents and visitors a peaceful and idyllic setting.

Historically, Coleorton has roots dating back to medieval times, with several historical buildings and landmarks that reflect its heritage. One of the notable attractions is Coleorton Hall, a stately home that dates back to the 17th century and is surrounded by beautiful parkland.

The village is known for its strong sense of community, with various local events and activities that bring residents together. It provides a tranquil and rural lifestyle while being within easy reach of larger towns and cities for essential amenities and services.

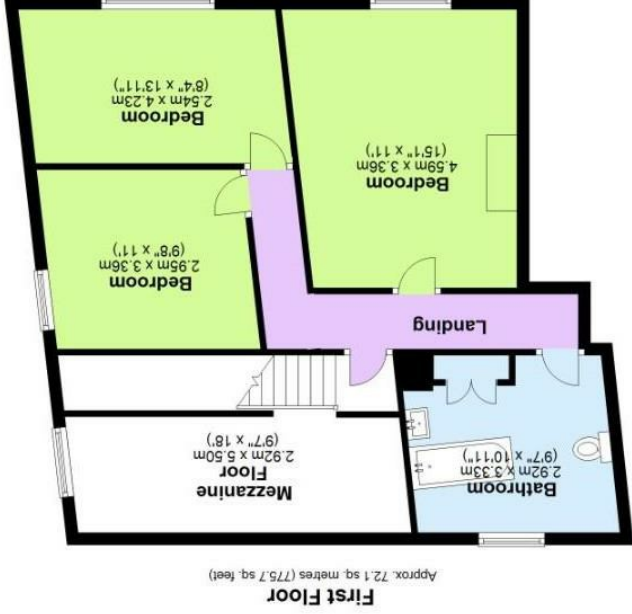
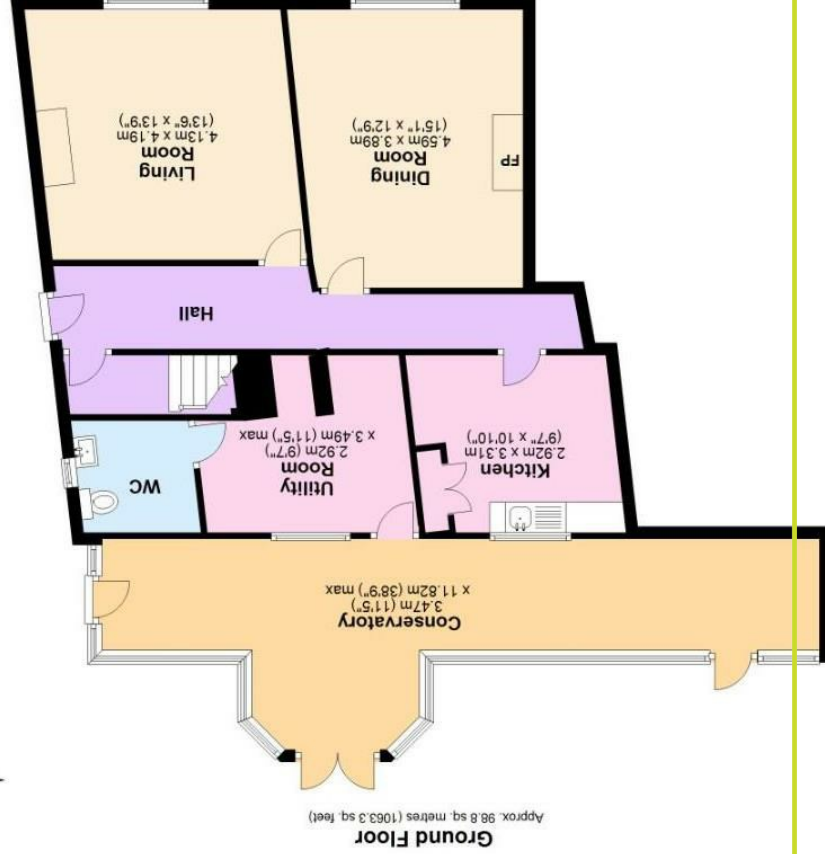
Nature enthusiasts will appreciate the natural beauty of the National Forest, which offers ample opportunities for outdoor activities such as hiking, cycling, and wildlife observation. Coleorton's location within this forested area makes it an ideal destination for those seeking a peaceful retreat in the English countryside.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

Total area: approx. 170.9 sq. metres (1839.0 sq. feet)



Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Potential
(92 plus) A	Current
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	Current
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

**EPC**

**naed | propertymark** PROTECTED